

ZONING DETERMINATION

(9/27/16)

Section 7.1 - Zoning Determination Required

To ensure that applications required under zoning are being applied for properly, no activities resulting in any of the following shall occur without first applying for, and receiving, an endorsed Zoning Determination from the Zoning Enforcement Officer:

- a. Erecting, constructing, reconstructing or altering any building or other structure (excluding interior alterations, and exterior alterations which are cosmetic and/or don't increase the exterior size of the structure),
- b. Changing, altering, extending, displacing or increasing the use of any building or other structure or lot,
- c. Changing or altering lot coverage (maximum building coverage)

Such application shall be filed prior to the filing for any Building Permit, Special Permit, Variance, Site Plan Review or Stormwater Management Permit.

An application for a Zoning Determination may be obtained from, and must be filed with, the Building Department/Zoning Enforcement Officer's Office. There shall be no filing fee. It shall be accompanied by such pertinent information, including a site where applicable, as the Zoning Enforcement Officer deems sufficient to assure a full review. The larger and more complex the property or project may be, the more detailed the site plan should be. Inaccurate information provided as part of the Zoning Determination application process, including inaccuracy of the site plan as submitted, may cause the Zoning Enforcement Officer to void/revoke such Zoning Determination as may have been issued hereunder. Such application may be distributed for review to such municipal departments that the Zoning Enforcement Officer believes are appropriate.

A record of all applications, plans and permits shall be kept on file at the Building Inspector/Zoning Enforcement Officer's Office. The Zoning Enforcement Officer shall take action on the application, either granting the permit or disapproving the application, within thirty (30) days of its filing. The issuance of a Zoning Determination does not relieve an applicant or owner of the responsibility to obtain such other zoning or non-zoning permits and approvals as are also required. Issuance of a Zoning Determination shall not supercede the authority of any municipal, state or federal official, departments, boards, committees or agencies.

Any appeals to the Zoning Enforcement Officer's determination on a Zoning Determination shall be made in accordance with Section 7.1.2(A.).

Renumber the following Sections:

- Zoning Board of Appeals from 7.1 to 7.2
- Special Permits from 7.2 to 7.3
- Variances from 7.3 to 7.4
- Site Plan Review from 7.4 to 7.5
- Enforcement from 7.5 to 7.6
- Violations from 7.6 to 7.7
- Penalty from 7.7 to 7.8